

THE GREEN QUARTER

WEST LONDON

SIBLEY HOUSE & WATSON HOUSE



Berkeley
Designed for life



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REMARKABLE BY NATURE

WELCOME TO THE GREEN QUARTER

The Green Quarter is no ordinary place to live. Here, you'll enjoy the benefits of modern urban living in a truly remarkable setting, with nature at its very heart.

The transformation of this former brownfield site is one of London's most ambitious regeneration projects and will create one of the most biodiverse neighbourhoods in the UK.

Sibley House and Watson House are among the first apartment buildings to benefit from these emerging green spaces.

Each home is designed to make the most of the natural setting, with private balconies overlooking podium gardens and out across the new 4.5-acre Central Gardens just beyond.

With a selection of suites, one, two and three bedroom apartments, you'll also enjoy the flexibility of super-fast transport connections into central London, with the zone 4 tube station a short stroll away.



Computer Generated Image is indicative only and subject to change

SIBLEY HOUSE & WATSON HOUSE

The homes at Sibley House and Watson House are located in Parkside, one of four new and distinct areas to emerge at The Green Quarter.

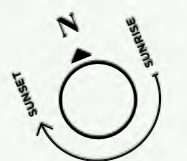
From the outset, you'll be able to enjoy the new public Central Gardens as well as your own, residents-only podium garden at the foot of your apartment building.

SIBLEY HOUSE		WATSON HOUSE	
Apartment Type		Apartment Type	
Suites	15	Suites	16
1 Bedroom	21	1 Bedroom	14
2 Bedrooms	38	2 Bedrooms	33
3 Bedrooms	2	3 Bedrooms	4

The Green Quarter Masterplan



Maps are not to scale and show approximate locations only. The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Site plan is indicative only and subject to change. *Right to park only.



PARKSIDE

Between the apartments and the tree-lined boulevard below is a series of neighbourhood spaces the community can use.

Computer Generated Image is indicative only and subject to change

Looking out over the four-acre Central Gardens, Parkside is the first of the new neighbourhoods to be created at The Green Quarter.

Apartments nestle among the trees, offering stunning views across landscaped grounds, trickling waterways and areas for recreation or community activities.

SIBLEY HOUSE & WATSON HOUSE

Reflecting the same attention to detail brought to every project by Berkeley Group, the apartments at Sibley House and Watson House are designed to be spacious and modern with views over stunning green spaces.

Sibley House

Sibley House is named after Robert Sibley, an architect who was responsible for the build of a local hospital. Building commenced in 1830 and the hospital was officially opened in 1831, caring for 600 patients.

Since then, a number of buildings have been added and the hospital is now known as St Bernard's.

Watson House

With its close proximity to the city and the waterways, Southall has a rich industrial history. Southall was once famous for its brickmaking, having even provided bricks for Buckingham Palace.

The naming for Watson House derives from Thomas Watson who founded a 28-acre brickfield in Southall in the 18th century. It is estimated that between 1899 - 1901, this brickfield produced over two million bricks a year.

RIGHT -
View of Sibley House and
Watson House shown from
Central Gardens



Computer Generated Image is indicative only and subject to change

RESIDENTS' FACILITIES

Sibley House and Watson House offer you exclusive access to all the amenities you need for an effortless lifestyle.

Individual health and wellbeing is crucial to the strength of the community at The Green Quarter.



Photograph of a previous Berkeley development. Indicative only

- SWIMMING POOL
- GYM
- SCREENING ROOM
- LOUNGE & CO-WORKING SPACE
- CONCIERGE
- CAR CLUB
- CYCLE STORAGE & HIRE
- PARKING*

With access to a fully equipped gym and swimming pool, you'll be able to exercise at your convenience.

You can rely on your own concierge located at The Green Quarter to take care of everyday needs and we have created co-working spaces with super-fast broadband and all the latest tech to allow for that extra bit of flexibility in your day.



TOP LEFT - Swimming pool
 RIGHT - Lounge & co-working space
 OPPOSITE PAGE - Gym
 LEFT - Concierge



CONTEMPORARY INTERIORS

In Sibley House and Watson House, the open and spacious living areas are flooded with natural light. These generous spaces offer expansive French windows that open out onto your own private balcony - perfect for entertaining or relaxing at home in ultimate comfort.

THE SPACE TO ENTERTAIN

Taking inspiration from the area's industrial heritage, and its nature-filled future, the designs for interior dining and living spaces involve subtle contrasts.

From the natural timber flooring to the white window surrounds, these unique interior styles create a timeless appeal.

Kitchen areas are designed to resemble a seamless piece of joinery. And this harmony continues through the open living areas and into the bedrooms of each apartment.

These are apartments designed for modern living. The kind of spaces in which you'll feel equally comfortable entertaining or kicking off your shoes and taking it easy.

RIGHT -
Stylish contemporary
kitchen designs featuring
natural timber flooring





All apartments at Sibley House and Watson House are designed with the future in mind and make it easier for you to live a sustainable lifestyle.

Computer Generated Image is indicative only and subject to change

BUILDING FOR THE FUTURE

From construction through to the finishing touches, The Green Quarter incorporates a whole host of features to help reduce environmental impact.

Take the rainwater harvesting for irrigating landscaped areas and the green roofs on every apartment building. Or the water-saving fixtures in the bathrooms and 100% low energy lighting throughout each home.

White goods are supplied, rated B or above and communal heating and hot water via an energy centre.

LEFT -
The bedroom is a calm and contemporary sanctuary that you can relax in

BELOW -
Enjoy the feeling of undeniably indulgent finishes in your stunning new shower room



Computer Generated Image is indicative only and subject to change

YOUR CHOICE OF INTERIORS

Personalise your interiors with a custom selection of alternative carpet and timber floor colours.

Finished in either a classic or contemporary palette that you can style yourself, mix-and-match the options to create your perfect home*.

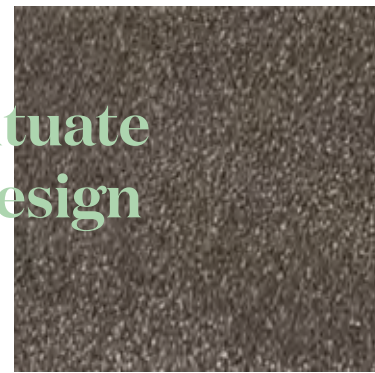
01 Carpet choices



Light

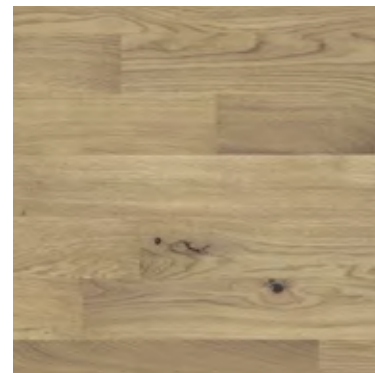


Medium

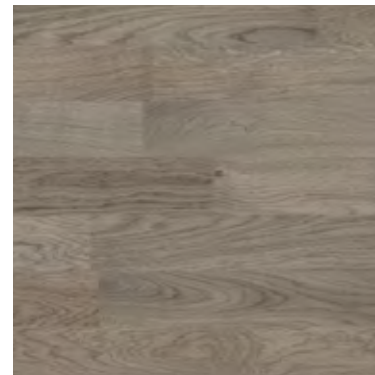


Dark

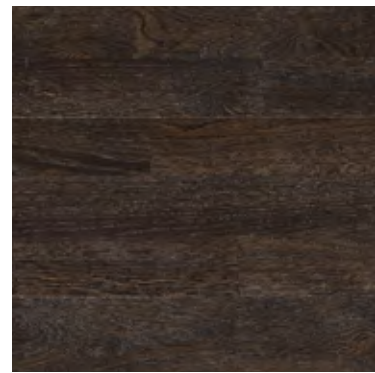
02 Timber floors



Natural



Washed



Dark

Each finish has been hand-picked to accentuate the space, light and design of your apartment.

03 Style palettes

Classic palette

A stylish combination of white kitchen units and a white herringbone tiled splashback create a timeless aesthetic.



BATHROOM
White herringbone feature walls and grey floor tiles.



KITCHEN
White base units and wall units.

KITCHEN FLOORING
Natural timber.

Contemporary palette

By bringing together cooling tones and vibrant patterns you can form a modern, stylish interior decor.



BATHROOM
Blue herringbone feature walls and grey floor tiles.



KITCHEN
Dust grey base units and white wall units.

KITCHEN FLOORING
Natural timber.

* Available to selected homes only. Computer generated images are indicative only and subject to change. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

STYLE ENHANCED

Berkeley has established a collection of high quality fixtures and fittings that uniquely belong to The Green Quarter.

KITCHENS

- Fully custom-designed fitted kitchen with handleless soft-close units
- Lacquer finish to all doors
- Silestone worktops with undermounted stainless steel sink
- Feature herringbone tiled splashback
- Bosch integrated oven
- Bosch integrated dishwasher
- Integrated extractor hood
- Bosch wide 4-ring ceramic hob
- Bosch integrated fridge/freezer to one, two and three bedroom apartments
- Bosch under-counter fridge with freezer compartment to all suites
- Brushed stainless steel tap
- Space saving pull-out recycling bins
- Integrated wine cooler to top floor apartments only**
- Bosch freestanding washer/dryer to utility cupboard

COMMUNAL AREAS

- Movement controlled lighting to all corridors and car park
- Lifts to all floors
- Access controlled car park and cycle storage
- Electric car charging points available in basement car park and on street level

BATHROOMS

- Tiling to wet area walls and floor
- Matte black brassware
- Bespoke white composite stone countertop and basin
- Monoblock thermostatic matte black mixer tap to wash basin
- Wall-mounted dual flush WC with concealed cistern
- Thermostatic mixer tap over bath, hand shower over bath, ceiling mounted rain shower and bath mounted filler
- Glass bath screen
- Electric heated matte black towel rail
- Wall-mounted mirrored cabinet with sliding doors and LED lighting
- Toilet roll holder
- White shaver socket

SHOWER ROOMS*

- Tiling to wet area walls and floor
- Matte black brassware
- Bespoke white composite stone countertop and basin
- Wall-mounted dual flush WC with concealed cistern
- Thermostatic matte black shower mixer, ceiling mounted rain shower and hand shower
- Glass shower screen
- Electric heated matte black towel rail
- Wall-mounted mirrored cabinet with sliding doors and LED lighting
- Toilet roll holder
- White shaver socket

LIGHTING/ELECTRICAL FITTINGS

- Orcomm video entry system linked to building entrance which incorporates Smart Home Technology**
- Smart Home Technology**
- Lighting, heating and blind/curtain control to top floor apartments
- USB sockets to bedroom/s
- TV point in bedroom/s
- Heating controls to kitchen and living room
- Recessed low energy white downlights throughout
- Stainless steel sockets to kitchens, white elsewhere

INTERIOR FINISHES

- Timber veneer entrance door with matte bronze finish lever handle
- White internal doors
- White painted skirting
- White painted architraves
- Hallway coat/utility cupboard
- Sliding mirrored wardrobe to master bedroom
- White painted internal walls and ceilings
- Engineered timber floor throughout living area, kitchen and hallway
- Carpet to bedroom/s



TELECOMMUNICATIONS

- Provision for Sky services in living room and master bedroom
- Provision for fibre broadband
- Telephone sockets to living room and master bedroom

HEATING/VENTILATION

- White radiators throughout
- Electric heated towel rail to bathrooms and ensuites
- Continuous Mechanical Extract Ventilation
- Heating controls to kitchen and living room

SECURITY/PEACE OF MIND

- 10-year NHBC warranty
- Communal CCTV system
- Entrance to building via key remote fob and intercom
- Gated private courtyard and basement car park controlled by Automatic Numberplate Recognition
- 999-year lease
- Apartment entrance door with multi-point locking system and spyhole

PRIVATE EXTERNAL AREAS

- External private amenity space
- Paving or MyDek aluminium decking to balcony/terrace dependent on location*
- Metal or glass balustrades to balconies - dependent on location*
- Wall-mounted external light to balcony/terrace

Specification Upgrades

Upgrade Smart Home Technology lighting control available

Integrated wine cooler† Car parking available†

** Available at extra cost, subject to timeframes and availability.
† Available at extra cost to selected apartments only. Subject to timeframes and availability.

* Available to selected homes only
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FLOORPLANS

SIBLEY HOUSE

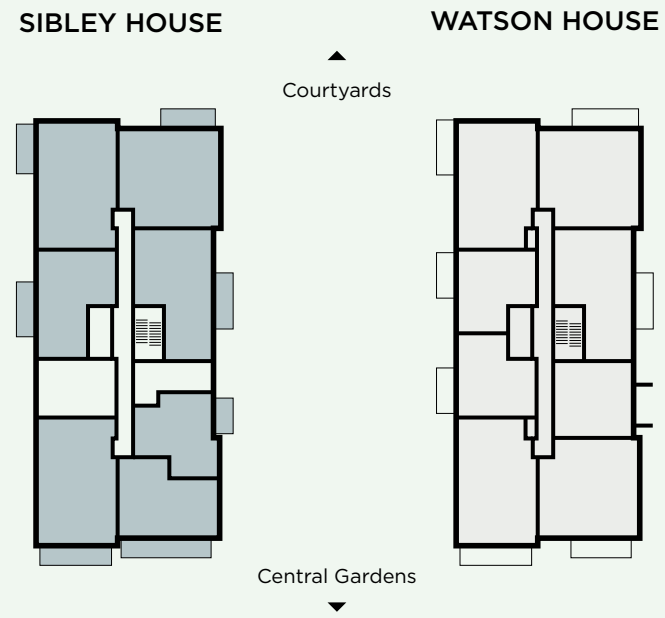
Suites, 1, 2 & 3 bedroom apartments



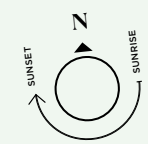
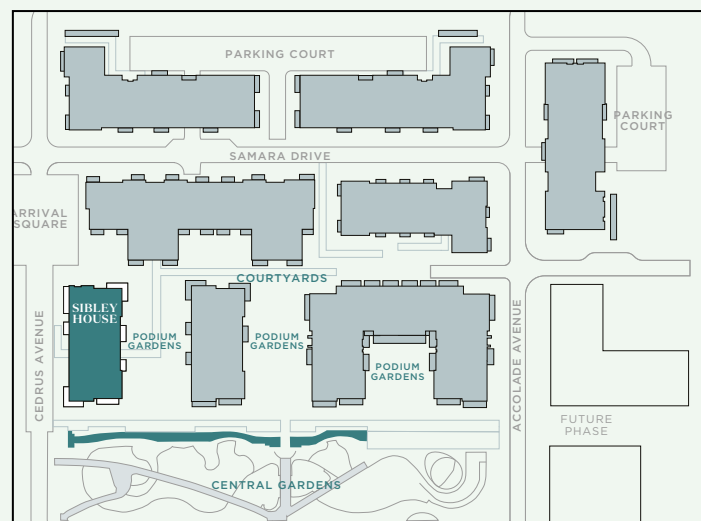
SIBLEY HOUSE

FLOORPLATES

SIBLEY & WATSON HOUSE

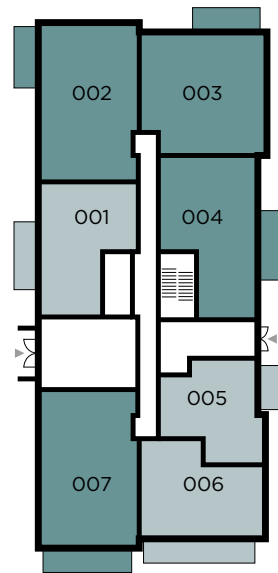


LOCATION MAP

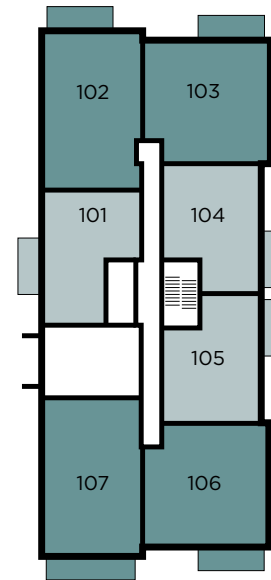


Maps are indicative only and subject to change.

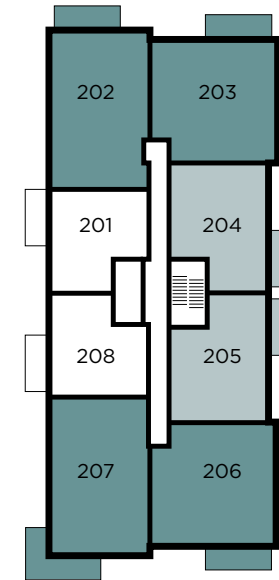
GROUND FLOOR



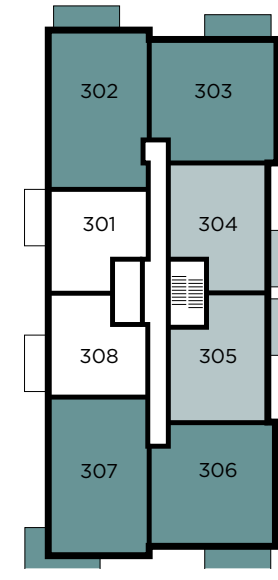
FIRST FLOOR



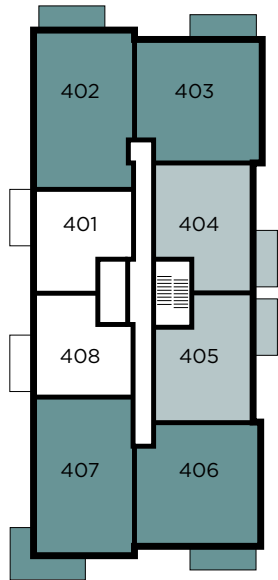
SECOND FLOOR



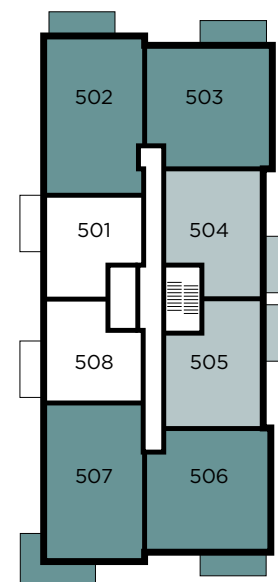
THIRD FLOOR



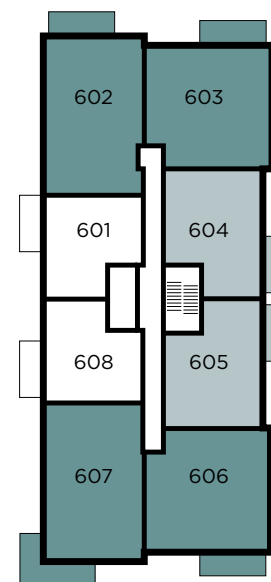
FOURTH FLOOR



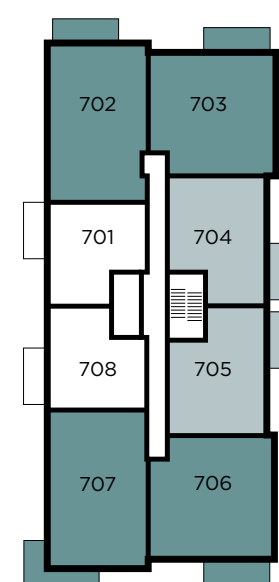
FIFTH FLOOR



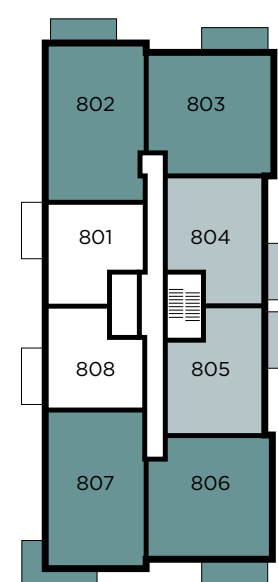
SIXTH FLOOR



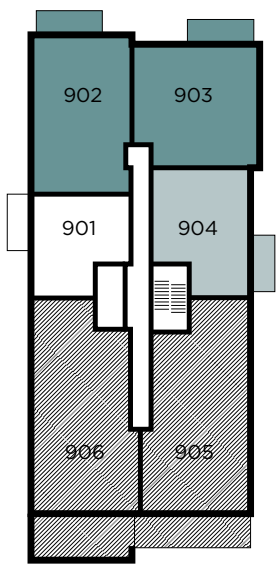
SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR



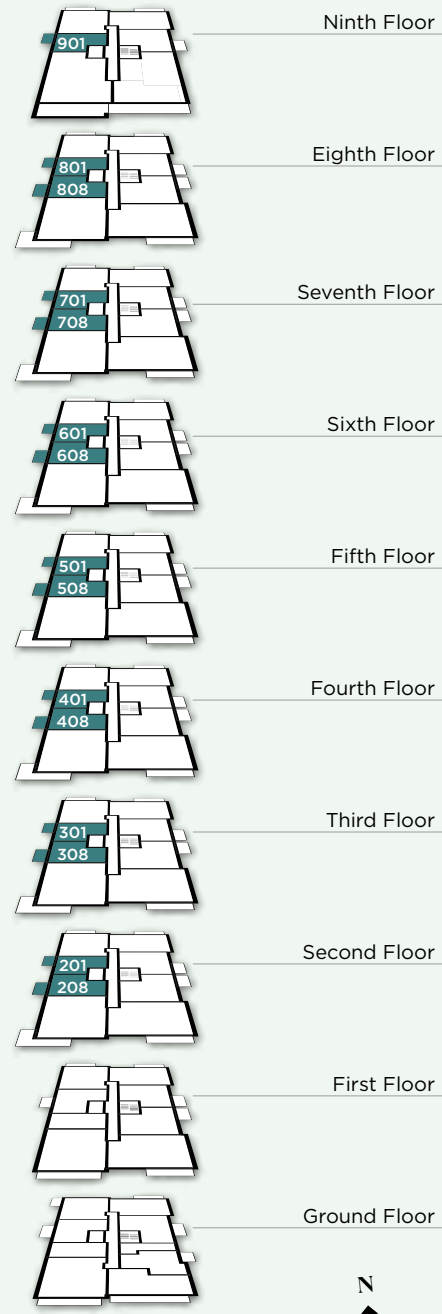
KEY

- Suite Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

SIBLEY HOUSE

SUITE

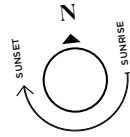
TYPE P2
 APARTMENTS 201, 208*, 301,
 308*, 401, 408*, 501, 508*, 601,
 608*, 701, 708*, 801, 808* & 901



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

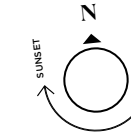
THE GREEN QUARTER



TOTAL AREA	40.84 sq m	439 sq ft	Kitchen/Living Room	4.23m x 4.22m	13' 11" x 13' 10"
Balcony total area	6.06 sq m	65 sq ft	Bedroom	3.45m x 2.75m	11' 4" x 9' 0"
			Balcony	1.50m x 4.04m	4' 11" x 13' 3"

*Apartments 208, 308, 408, 508, 608, 708 & 808 are as above but handed.
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SIBLEY & WATSON HOUSE



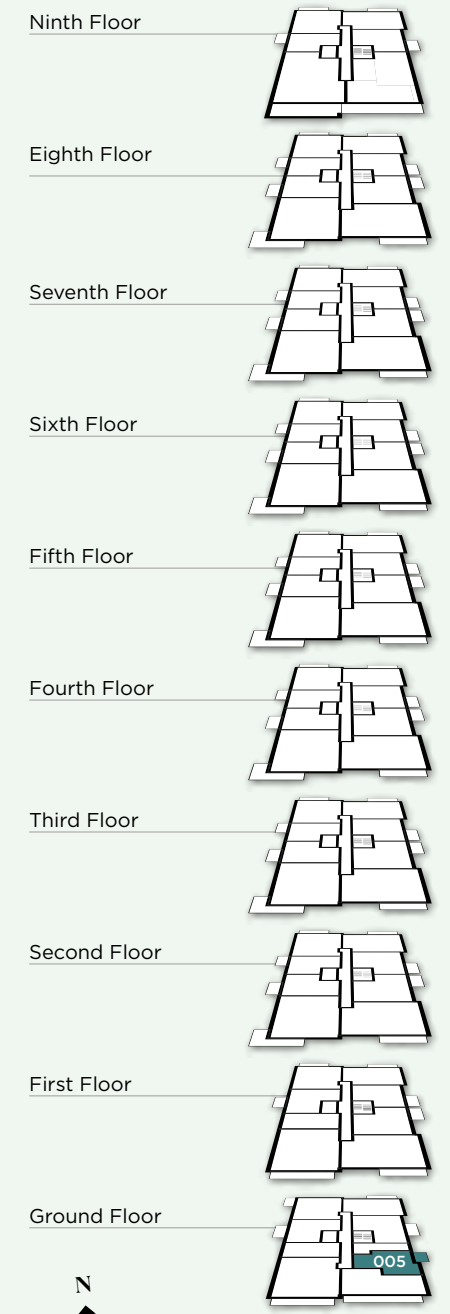
TOTAL AREA	42.22 sq m	454 sq ft	Kitchen	4.22m x 1.94m	13' 10" x 6' 4"
Terrace total area	6.06 sq m	65 sq ft	Living Room	4.22m x 2.13m	13' 10" x 7' 0"
			Bedroom	3.19m x 3.06m	10' 5" x 10' 0"
			Terrace	1.95m x 3.12m	6' 4" x 10' 2"

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SIBLEY HOUSE

1 BEDROOM

TYPE P6
 APARTMENT 005



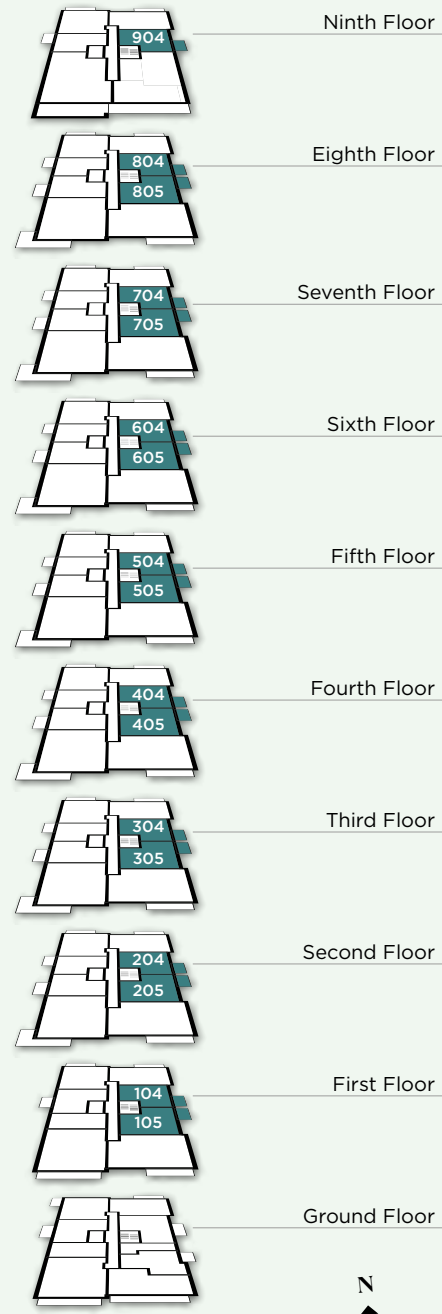
KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

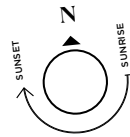
SIBLEY HOUSE

1 BEDROOM

TYPE P9
 APARTMENTS 104, 105*, 204, 205*, 304, 305*, 404, 405*, 504, 505*, 604, 605*, 704, 705*, 804, 805* & 904



THE GREEN QUARTER



TOTAL AREA	52.57 sq m	565 sq ft	Kitchen	4.74m x 1.36m	15' 6" x 4' 5"
Balcony total area	6.06 sq m	65 sq ft	Living Room	4.74m x 4.35m	15' 6" x 14' 3"
			Bedroom	4.15m x 3.25m	13' 10" x 10' 8"
			Balcony	1.50m x 4.04m	4' 11" x 13' 3"

*Apartments 105, 205, 305, 405, 505, 605, 705 & 805 are as above but handed.

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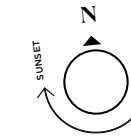
- KEY**
- W Wardrobe
 - C Cupboard
 - U Utility
 - ◄► Measurement Points
 - Bulkhead
 - Terrace Area (if applicable)

SIBLEY & WATSON HOUSE

SIBLEY HOUSE

1 BEDROOM

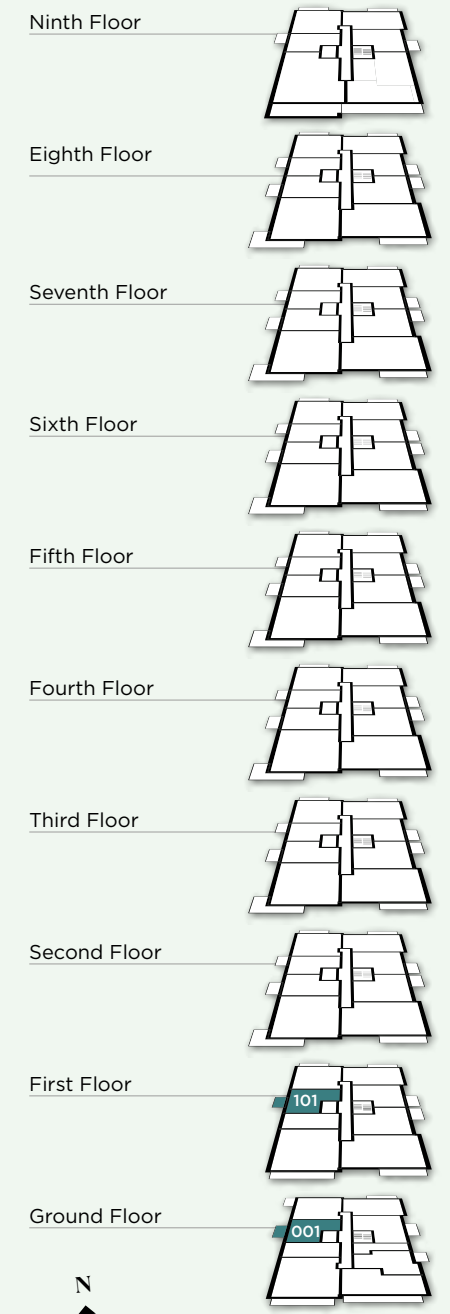
TYPE P15
 APARTMENTS 001** & 101



TOTAL AREA	50.71 sq m	545 sq ft	Kitchen	4.21m x 1.92m	13' 9" x 6' 3"
Balcony total area	6.06 sq m	65 sq ft	Living Room	4.21m x 4.14m	13' 9" x 13' 7"
Terrace total area	10.00 sq m	107 sq ft	Bedroom	3.48m x 3.26m	11' 5" x 10' 8"
			Balcony	1.50m x 4.04m	4' 11" x 13' 3"
			Terrace	2.00m x 5.00m	6' 6" x 16' 5"

**Apartment 001 is a ground floor apartment and has a terrace in place of a balcony.

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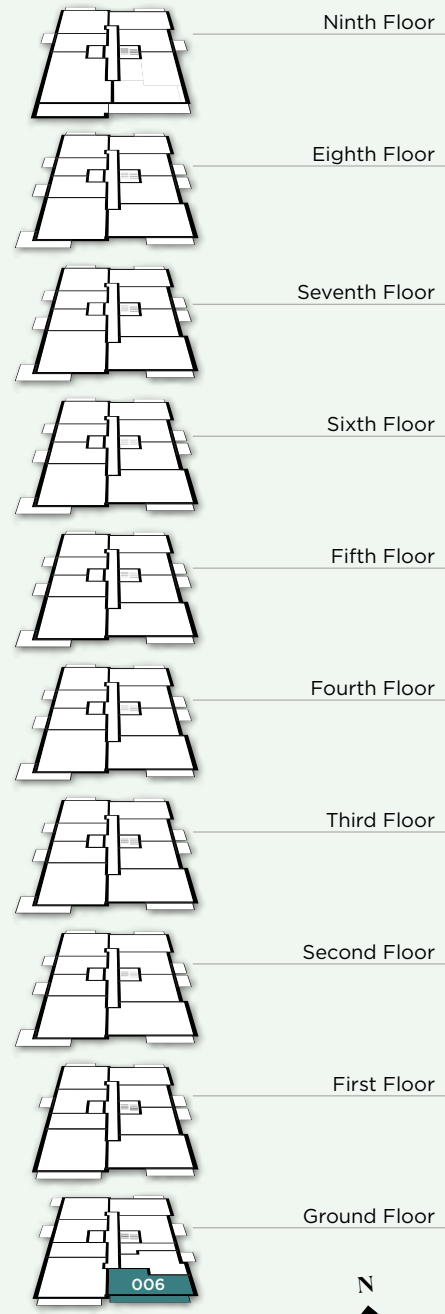


- KEY**
- W Wardrobe
 - C Cupboard
 - U Utility
 - ◄► Measurement Points
 - Bulkhead
 - Terrace Area (if applicable)

SIBLEY HOUSE

1 BEDROOM

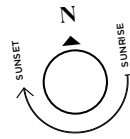
TYPE P17
APARTMENT 006



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

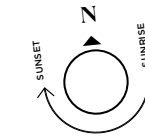
THE GREEN QUARTER



TOTAL AREA	51.13 sq m	550 sq ft	Kitchen	5.08m x 1.92m	16' 8" x 6' 3"
Terrace total area	12.06 sq m	129 sq ft	Living Room	5.08m x 3.04m	16' 8" x 9' 11"
			Bedroom	3.55m x 3.00m	11' 7" x 9' 10"
			Terrace	8.04m x 1.50m	26' 4" x 4' 11"

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SIBLEY & WATSON HOUSE



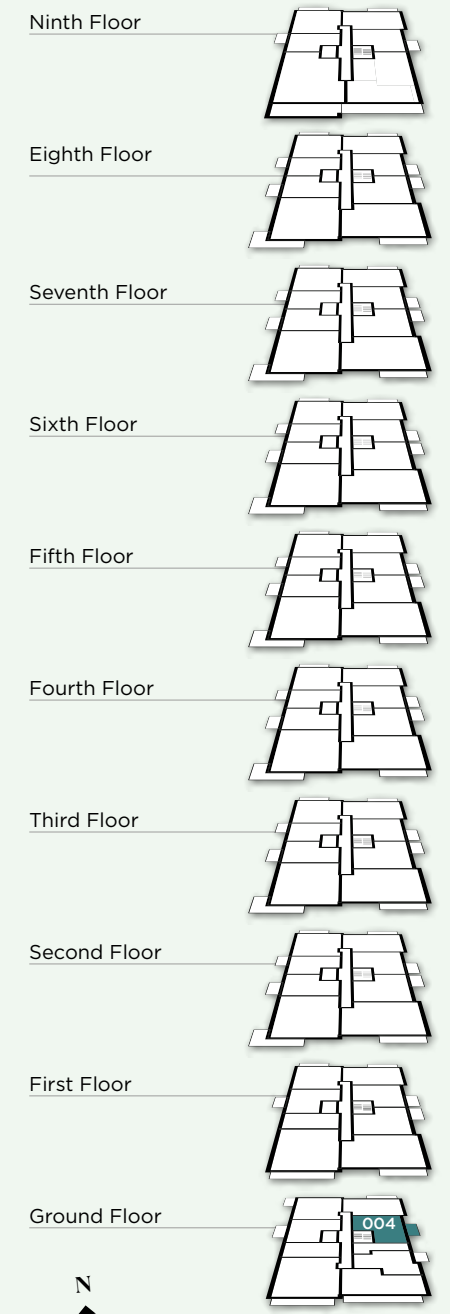
TOTAL AREA	62.34 sq m	671 sq ft	Kitchen	3.95m x 2.28m	12' 11" x 7' 6"
Terrace total area	9.02 sq m	97 sq ft	Living Room	3.95m x 3.40m	12' 11" x 11' 2"
			Bedroom 1	3.48m x 3.25m	11' 5" x 10' 8"
			Bedroom 2	3.74m x 2.40m	12' 3" x 7' 10"
			Terrace	1.88m x 4.80m	6' 2" x 15' 9"

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SIBLEY HOUSE

2 BEDROOM

TYPE P16
APARTMENT 004



KEY

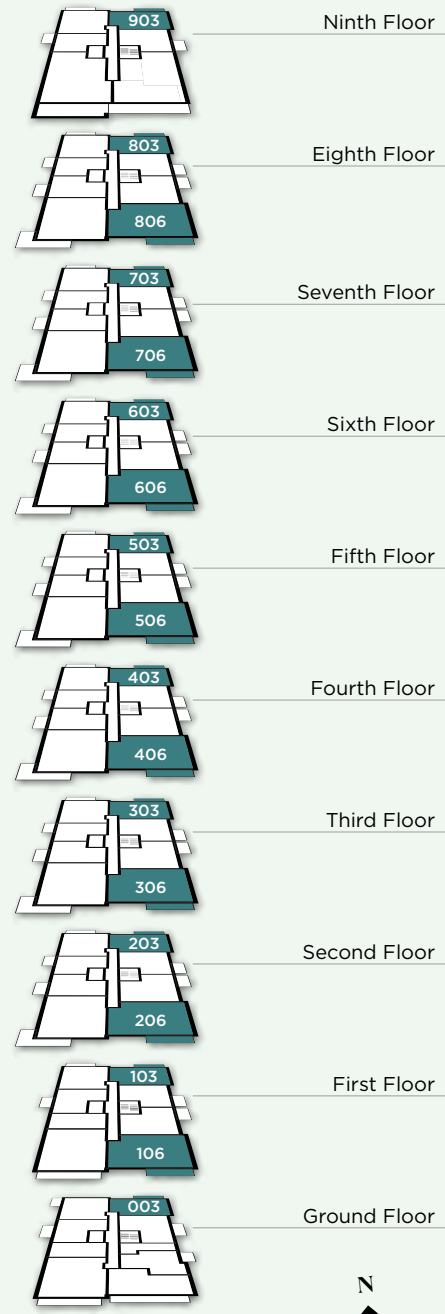
- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

SIBLEY HOUSE

2 BEDROOM

TYPE P22

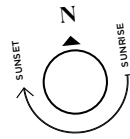
APARTMENTS 003**, 103, 106*, 203, 206*, 303, 306*, 403, 406*, 503, 506*, 603, 606*, 703, 706*, 803, 806* & 903



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

THE GREEN QUARTER



TOTAL AREA	70.61 sq m	760 sq ft	Kitchen	3.18m x 2.52m	10' 5" x 8' 3"
Balcony total area	7.08 sq m	76 sq ft	Living Room	5.08m x 2.64m	16' 8" x 8' 8"
Terrace total area	7.34 sq m	79 sq ft	Bedroom 1	5.08m x 3.10m	16' 8" x 10' 2"
			Bedroom 2	3.54m x 2.75m	11' 7" x 9' 0"
			Balcony	4.72m x 1.50m	15' 5" x 4' 11"
			Terrace	4.93m x 1.49m	16' 2" x 4' 10"

*Apartments 106, 206, 306, 406, 506, 606, 706 & 806 are as above but handed.
 **Apartment 003 is a ground floor apartment and has a terrace in place of a balcony.

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

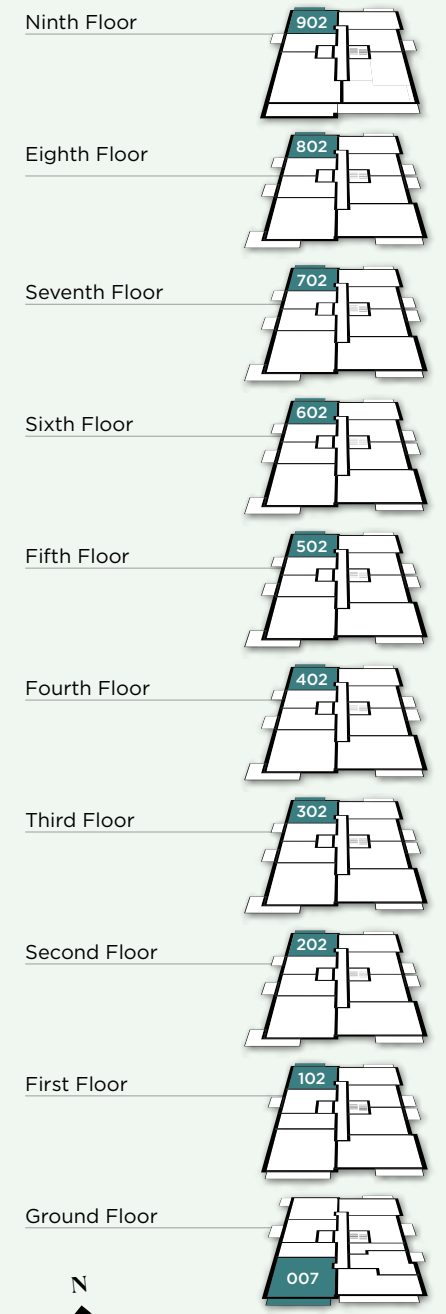
SIBLEY & WATSON HOUSE

SIBLEY HOUSE

2 BEDROOM

TYPE P23

APARTMENTS 007**/**, 102, 202, 302, 402, 502, 602, 702, 802 & 902



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)



TOTAL AREA	70.92 sq m	763 sq ft	Kitchen	1.92m x 4.15m	6' 4" x 13' 8"
Balcony total area	7.00 sq m	75 sq ft	Living Room	4.82m x 4.15m	15' 10" x 13' 8"
Terrace total area	14.77 sq m	158 sq ft	Bedroom 1	3.65m x 3.35m	12' 0" x 11' 0"
			Bedroom 2	3.35m x 2.84m	11' 0" x 9' 4"
			Balcony	4.72m x 1.50m	15' 5" x 4' 11"
			Terrace	8.25m x 1.50m	27' 0" x 4' 11"

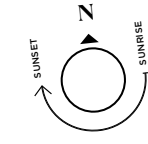
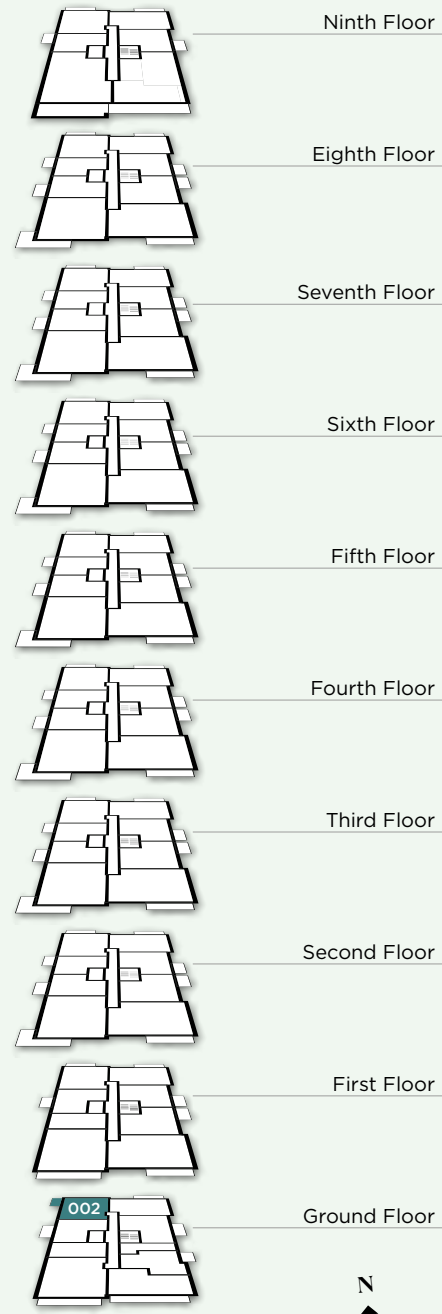
*Apartment 007 is as above but handed.
 **Apartment 007 is a ground floor apartment and has a terrace in place of a balcony.

Floorplans shown for Sibley & Watson House are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY HOUSE

2 BEDROOM

TYPE P23(V2)
APARTMENT 002



TOTAL AREA	71 sq m	763 sq ft	Kitchen	1.92m x 4.15m	6' 4" x 13' 8"
Terrace total area	10.12 sq m	108 sq ft	Living Room	4.82m x 4.15m	15' 10" x 13' 8"
			Bedroom 1	3.35m x 3.65m	11' 0" x 12' 0"
			Bedroom 2	3.35m x 2.84m	11' 0" x 9' 4"
			Terrace	2.00m x 5.06m	6' 6" x 16' 7"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

KEY

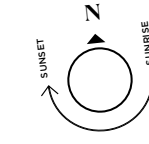
- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

SIBLEY & WATSON HOUSE

SIBLEY HOUSE

2 BEDROOM

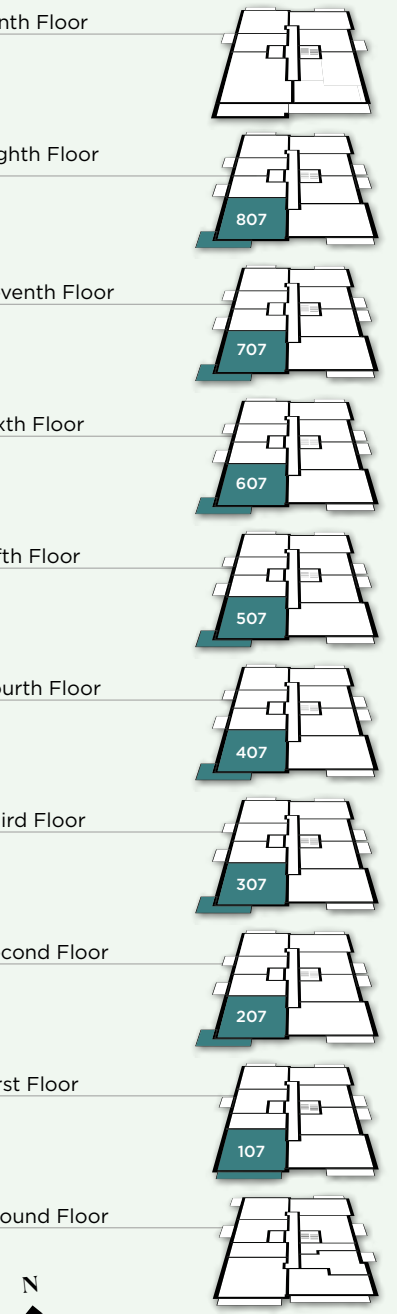
TYPE P27
APARTMENTS 107*, 207, 307,
407, 507, 607, 707 & 807



TOTAL AREA	71.4 sq m	768 sq ft	Kitchen	1.92m x 4.24m	6' 4" x 13' 11"
Balcony total area	11.50 sq m	123 sq ft	Living Room	4.82m x 4.24m	15' 10" x 11' 4"
Balcony total area (107)	9.60 sq m	103 sq ft	Bedroom 1	3.35m x 3.65m	11' 0" x 12' 0"
			Bedroom 2	3.35m x 2.74m	11' 0" x 9' 0"
			Balcony	6.40m x 1.50m	21' 0" x 4' 11"
			Balcony	5.32m x 3.70m x 1.50m	17' 5" x 12' 2" x 4' 11"

*Apartment 107 has a straight balcony rather than a corner balcony.

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



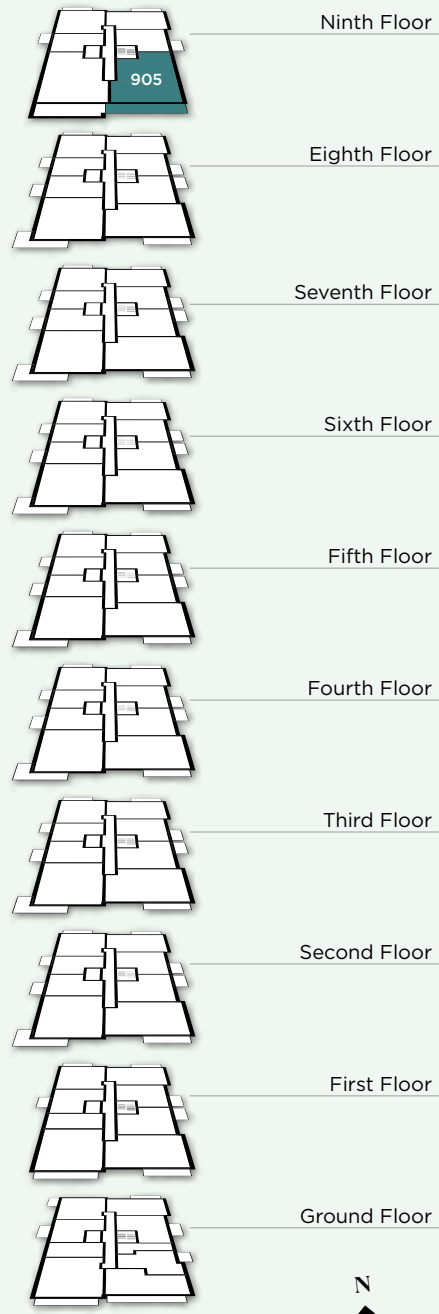
KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

SIBLEY HOUSE

3 BEDROOM

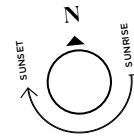
TYPE P29
APARTMENT 905



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

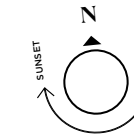
THE GREEN QUARTER



TOTAL AREA	96.46 sq m	1,038 sq ft	Kitchen	3.23m x 3.26m	10' 7" x 10' 8"
Terrace total area	17.87 sq m	192 sq ft	Living Room	7.45m x 4.78m	24' 5" x 15' 8"
			Bedroom 1	3.95m x 2.75m	12' 11" x 9' 0"
			Bedroom 2	2.98m x 3.80m	9' 9" x 12' 6"
			Study/Bedroom 3	2.98m x 2.60m	9' 9" x 8' 6"
			Terrace	8.05m x 2.22m	26' 9" x 7' 2"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY & WATSON HOUSE



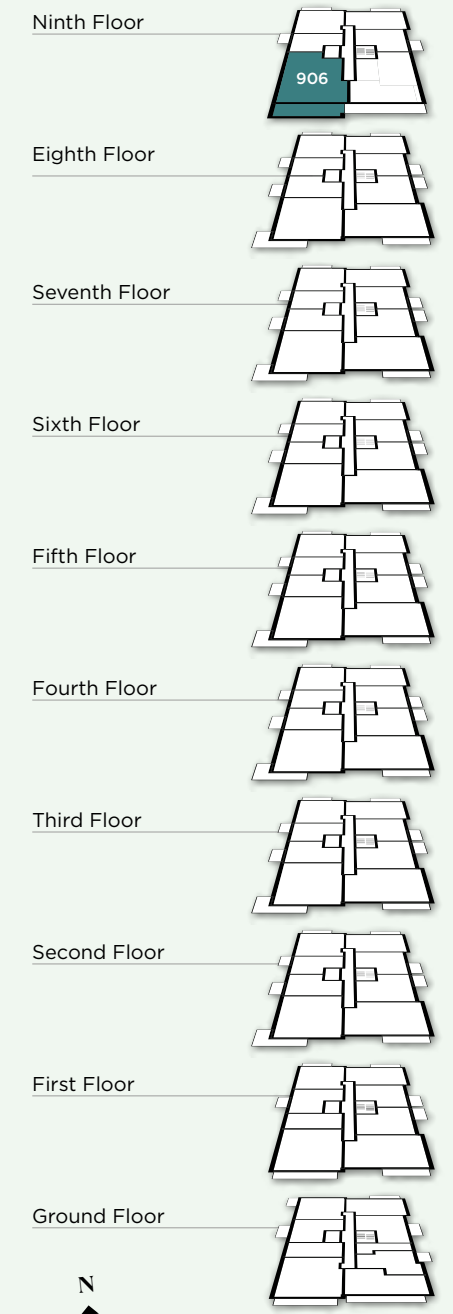
TOTAL AREA	98.05 sq m	1,055 sq ft	Kitchen	3.23m x 3.26m	10' 7" x 10' 8"
Terrace total area	19.49 sq m	209 sq ft	Living Room	7.45m x 4.78m	24' 5" x 15' 7"
			Bedroom 1	4.20m x 2.75m	13' 9" x 9' 0"
			Bedroom 2	2.98m x 3.80m	9' 9" x 12' 5"
			Study/Bedroom 3	2.98m x 2.60m	9' 9" x 8' 6"
			Terrace	6.74m x 2.89m	22' 1" x 9' 6"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY HOUSE

3 BEDROOM

TYPE P32
APARTMENT 906



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)



FLOORPLANS

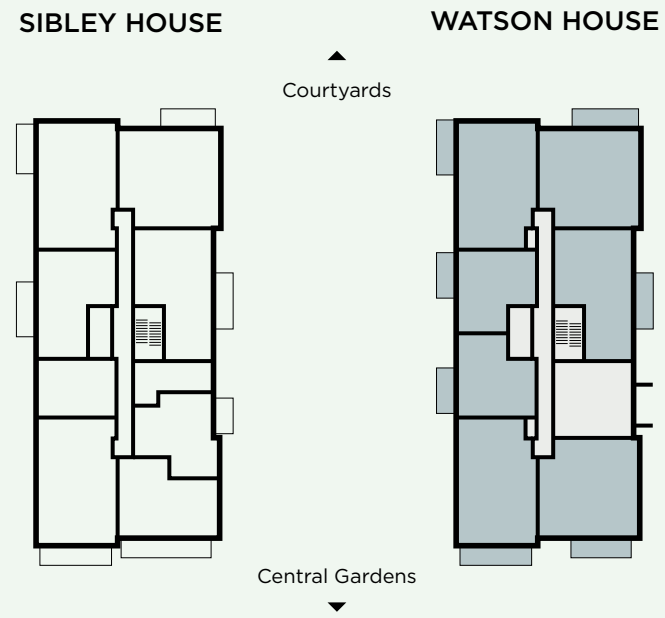
WATSON HOUSE

Suites, 1, 2 & 3 bedroom apartments

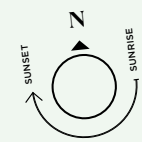
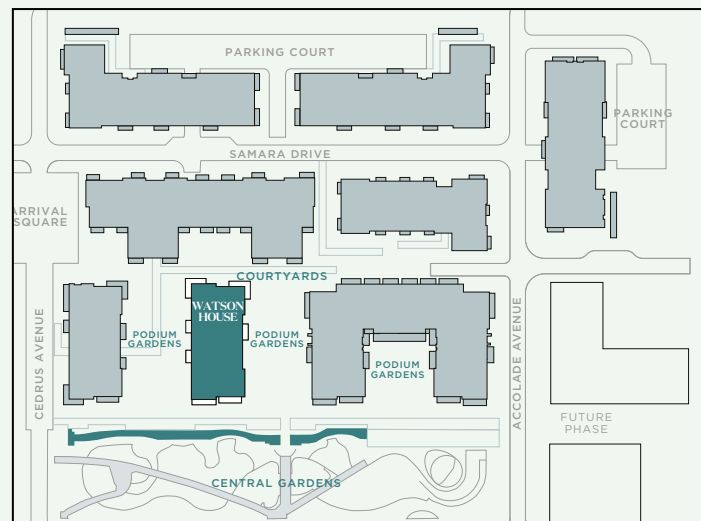


WATSON HOUSE

FLOORPLATES



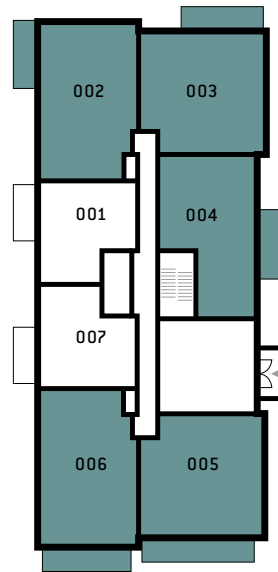
LOCATION MAP



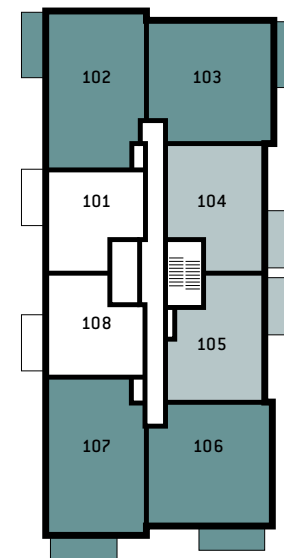
Maps are indicative only and subject to change.

SIBLEY & WATSON HOUSE

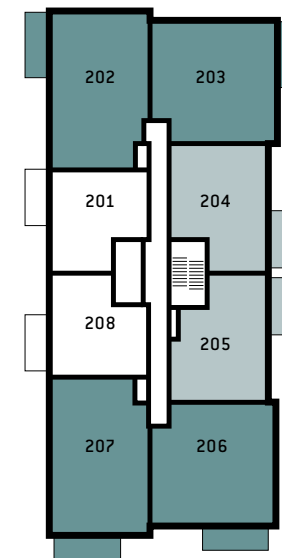
GROUND FLOOR



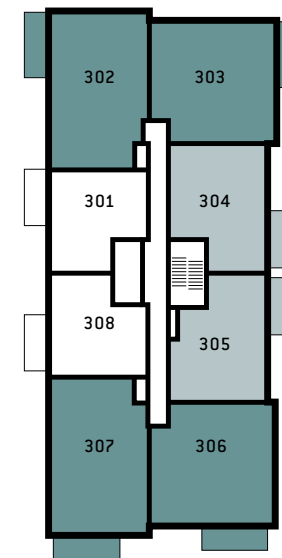
FIRST FLOOR



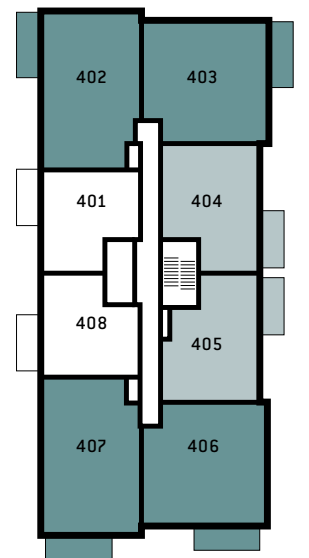
SECOND FLOOR



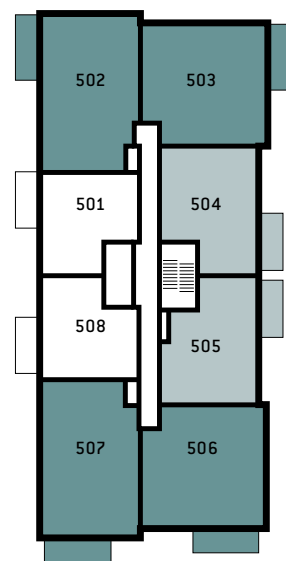
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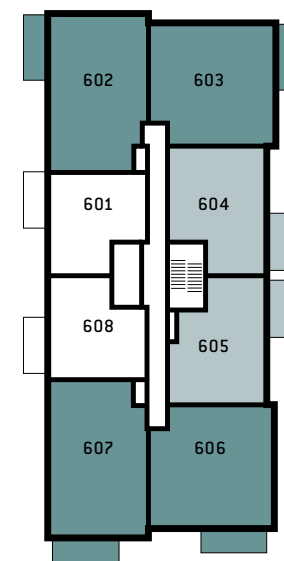
FOURTH FLOOR



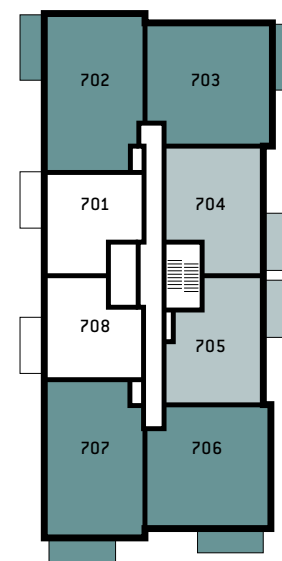
FIFTH FLOOR



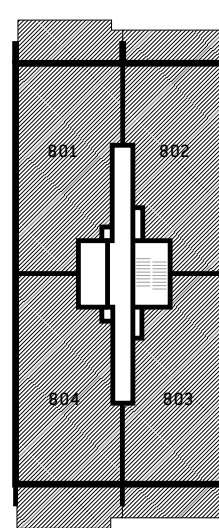
SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



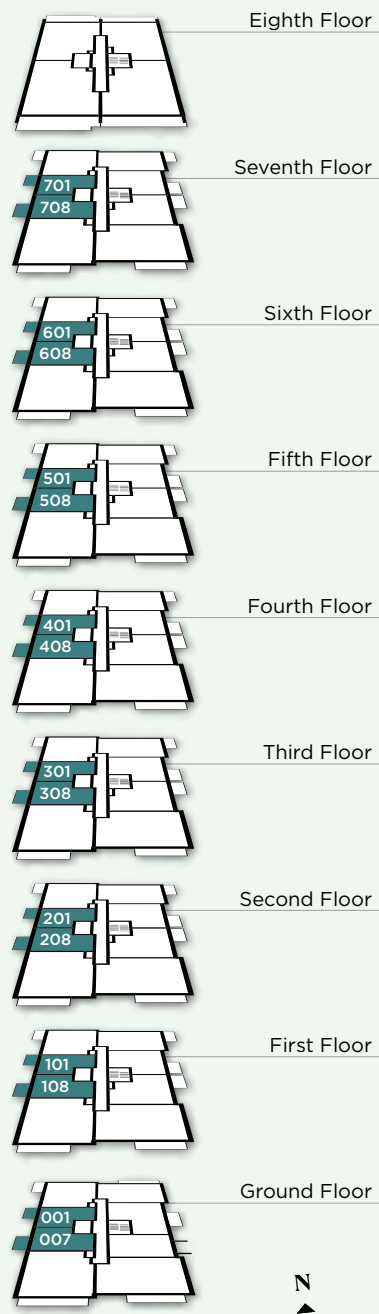
KEY

-  Suite Apartments
-  1 Bedroom Apartments
-  2 Bedroom Apartments
-  3 Bedroom Apartments

WATSON HOUSE

SUITE

TYPE P2
 APARTMENTS 001**, 007*,
 101, 108*, 201, 208*, 301,
 308*, 401, 408*, 501, 508*,
 601, 608*, 701 & 708*



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

THE GREEN QUARTER



TOTAL AREA	40.84 sq m	439 sq ft	Kitchen/Living Room	4.23m x 4.22m	13' 11" x 13' 10"
Balcony total area	6.06 sq m	65 sq ft	Bedroom	3.45m x 2.75m	11' 4" x 9' 0"
Terrace total area**	6.36 sq m	68 sq ft	Balcony	1.50m x 4.04m	4' 11" x 13' 3"
			Terrace**	1.55m x 4.10m	5' 1" x 13' 5"

*Apartments 007, 108, 208, 308, 408, 508, 608 & 708 are as above but handed.
 **Apartments 001 & 007 are ground floor apartments and have a terrace in place of a balcony.

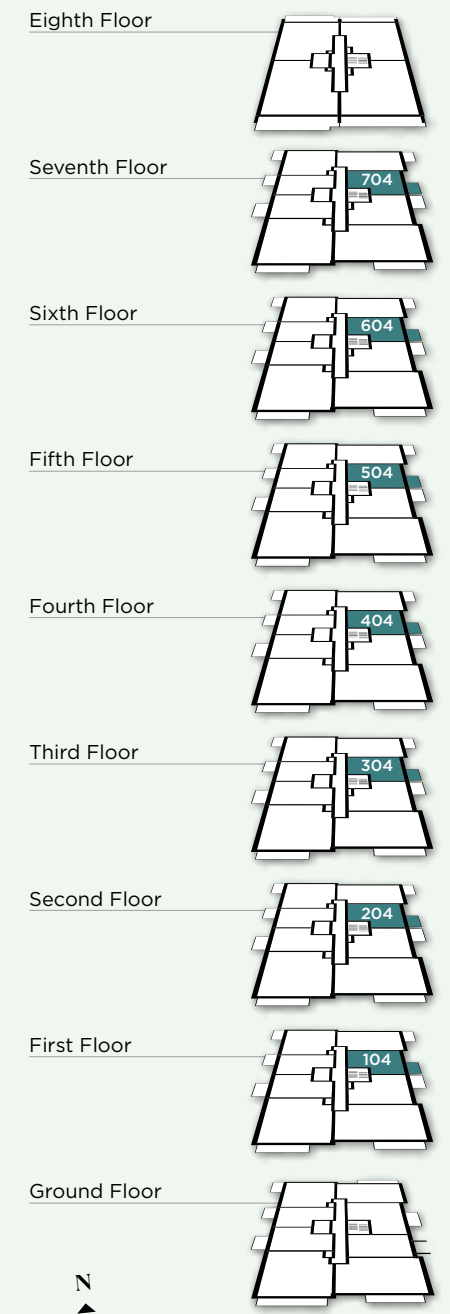
Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY & WATSON HOUSE

WATSON HOUSE

1 BEDROOM

TYPE P9
 APARTMENTS 104, 204, 304,
 404, 504, 604 & 704



TOTAL AREA	52.57 sq m	565 sq ft	Kitchen	4.74m x 1.36m	15' 6" x 4' 5"
Balcony total area	6.06 sq m	65 sq ft	Living Room	4.74m x 4.35m	15' 6" x 14' 3"
			Bedroom	4.15m x 3.25m	13' 7" x 10' 8"
			Balcony	1.50m x 4.04m	4' 11" x 13' 3"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

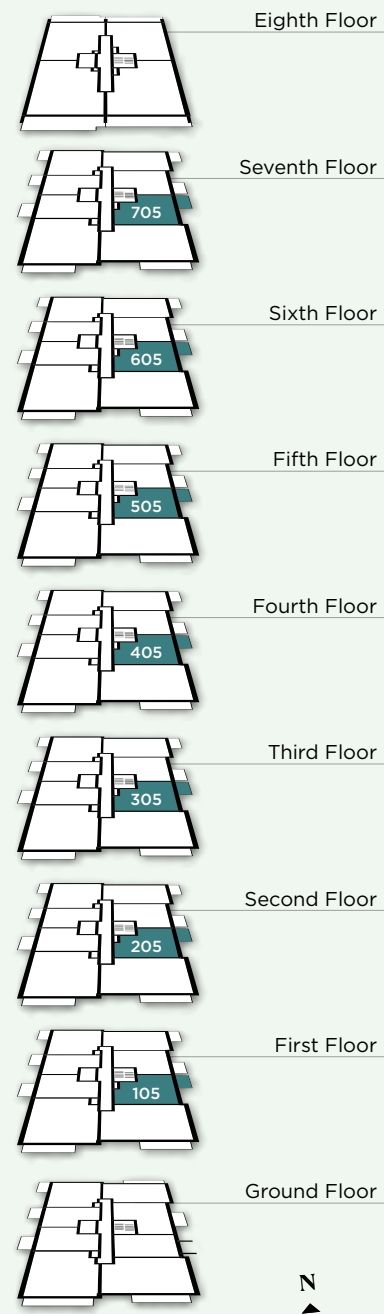
KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

WATSON HOUSE

1 BEDROOM

TYPE P9(V)
APARTMENTS 105, 205, 305,
405, 505, 605 & 705



THE GREEN QUARTER



TOTAL AREA	52.57 sq m	565 sq ft	Kitchen	4.74m x 1.36m	15' 6" x 4' 5"
Balcony total area	6.06 sq m	65 sq ft	Living Room	4.74m x 4.35m	15' 6" x 14' 3"
			Bedroom	4.15m x 3.25m	13' 7" x 10' 8"
			Balcony	1.50m x 4.04m	4' 11" x 13' 3"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

- KEY**
- W Wardrobe
 - C Cupboard
 - U Utility
 - ◄► Measurement Points
 - Bulkhead
 - Terrace Area (if applicable)

SIBLEY & WATSON HOUSE

WATSON HOUSE

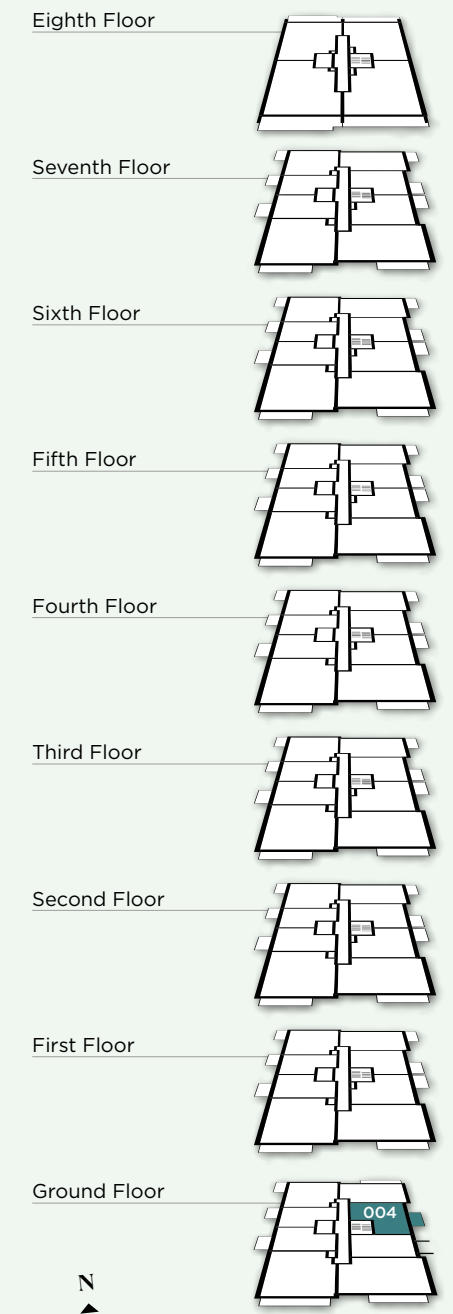
2 BEDROOM

TYPE P16
APARTMENT 004



TOTAL AREA	62.34 sq m	671 sq ft	Kitchen	3.95m x 2.28m	12' 11" x 7' 6"
Terrace total area	9.02 sq m	97 sq ft	Living Room	3.95m x 3.40m	12' 11" x 11' 2"
			Bedroom 1	3.48m x 3.25m	11' 5" x 10' 8"
			Bedroom 2	3.74m x 2.40m	12' 3" x 7' 10"
			Terrace	1.88m x 4.80m	6' 2" x 15' 9"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

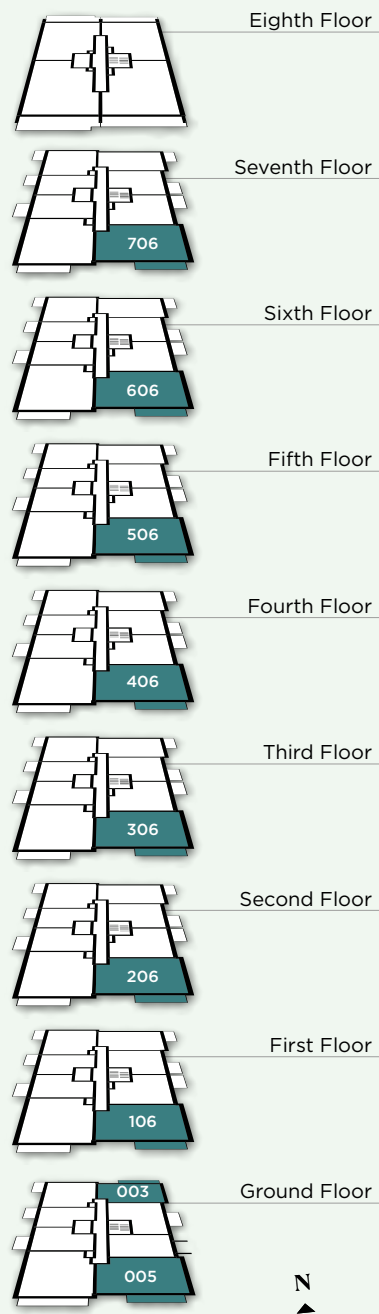


- KEY**
- W Wardrobe
 - C Cupboard
 - U Utility
 - ◄► Measurement Points
 - Bulkhead
 - Terrace Area (if applicable)

WATSON HOUSE

2 BEDROOM

TYPE P22
 APARTMENTS 003**, 005**/**,
 106*, 206*, 306*, 406*, 506*,
 606* & 706*



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◀▶ Measurement Points
- Bulkhead
- Terrace Area (if applicable)

THE GREEN QUARTER



TOTAL AREA	70.61 sq m	760 sq ft	Kitchen	3.18m x 2.52m	10' 5" x 8' 3"
Balcony total area	7.08 sq m	76 sq ft	Living Room	5.08m x 2.64m	16' 8" x 8' 8"
Terrace total area (003)	7.08 sq m	76 sq ft	Bedroom 1	5.08m x 3.10m	16' 8" x 10' 2"
Terrace total area (005)	11.89 sq m	127 sq ft	Bedroom 2	3.54m x 2.75m	11' 7" x 9' 0"
			Balcony	4.72m x 1.50m	15' 5" x 4' 11"
			Terrace (003)	4.93m x 1.49m	16' 2" x 4' 10"
			Terrace (005)	7.98m x 1.49m	26' 2" x 4' 10"

*Apartments 005, 106, 206, 306, 406, 506, 606 & 706 are as above but handed.
 **Apartments 003 and 005 are ground floor apartments and have a terrace in place of a balcony.
 Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY & WATSON HOUSE

WATSON HOUSE

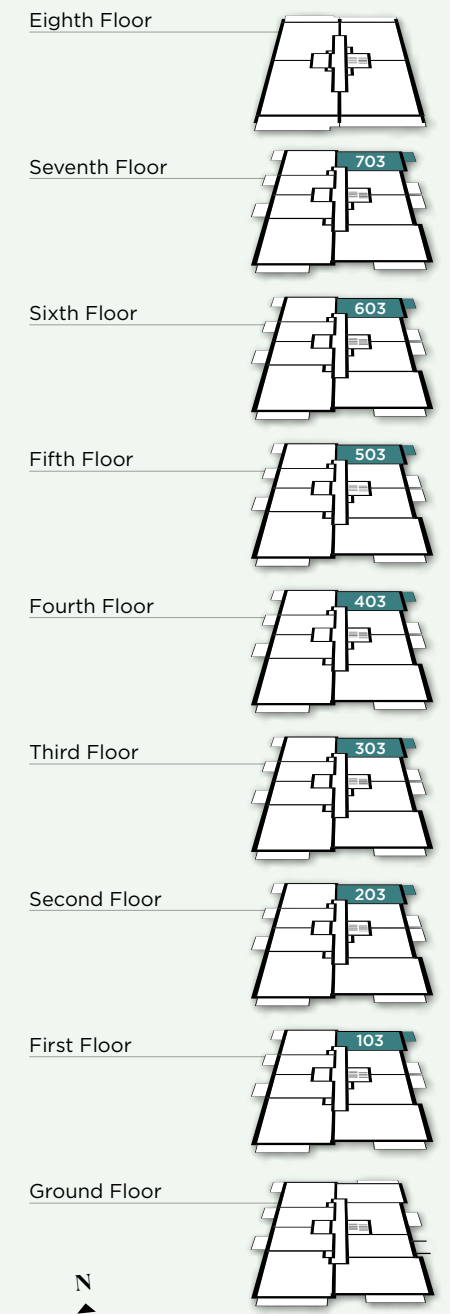
2 BEDROOM

TYPE P22(V3)
 APARTMENTS 103, 203, 303,
 403, 503, 603 & 703



TOTAL AREA	71 sq m	760 sq ft	Kitchen	3.18m x 2.29m	10' 5" x 7' 6"
Balcony total area	7.00 sq m	75 sq ft	Living Room	5.08m x 2.87m	16' 8" x 9' 5"
			Bedroom 1	5.08m x 3.10m	16' 8" x 10' 2"
			Bedroom 2	3.54m x 2.75m	11' 7" x 9' 0"
			Balcony	1.50m x 4.72m	4' 11" x 15' 5"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

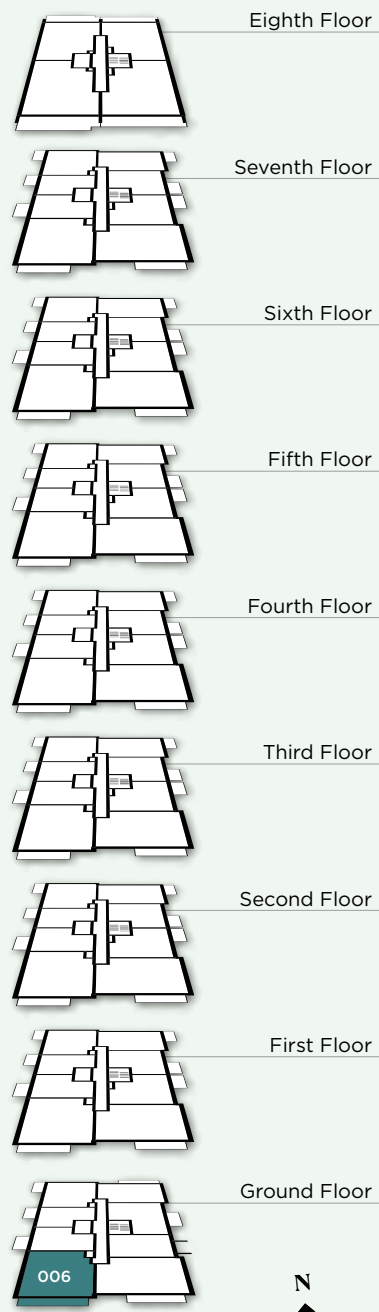


KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◀▶ Measurement Points
- Bulkhead
- Terrace Area (if applicable)

2 BEDROOM

TYPE P23
APARTMENT 006



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)



TOTAL AREA	70.92sq m	763 sq ft	Kitchen	1.92m x 4.08m	6' 4" x 13' 4"
Terrace total area	7.89 sq m	85 sq ft	Living Room	4.82m x 4.08m	15' 10" x 13' 4"
			Bedroom 1	3.35m x 3.65m	11' 0" x 12' 0"
			Bedroom 2	3.35m x 2.84m	11' 0" x 9' 4"
			Terrace	5.74m x 1.38m	18' 10" x 4' 6"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

2 BEDROOM

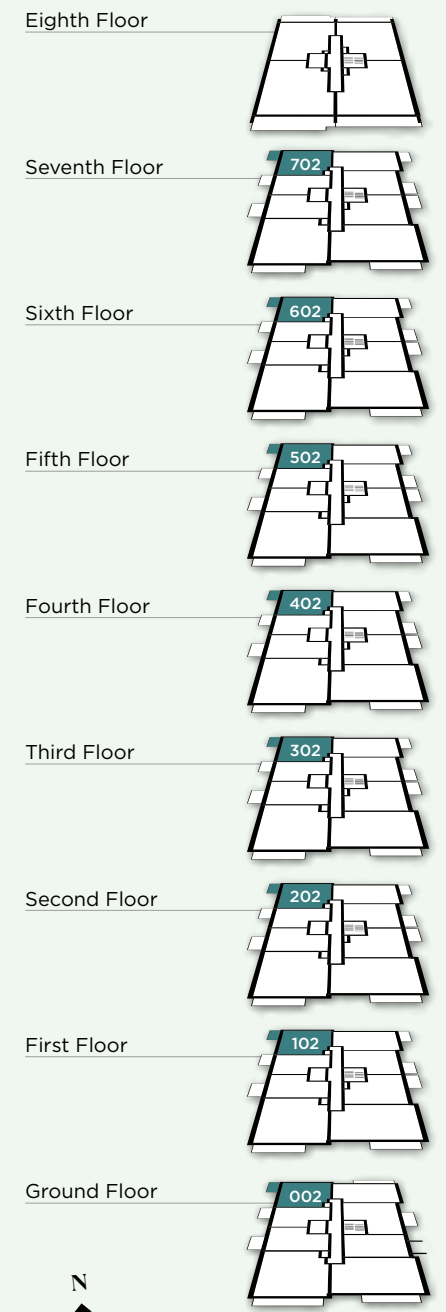
TYPE P23(V2)
APARTMENTS 002**,
102, 202, 302, 402, 502,
602 & 702



TOTAL AREA	71 sq m	763 sq ft	Kitchen	1.92m x 4.08m	6' 4" x 13' 4"
Balcony total area	7.00 sq m	75 sq ft	Living Room	4.82m x 4.08m	15' 10" x 13' 4"
Terrace total area	7.03 sq m	75 sq ft	Bedroom 1	3.35m x 3.65m	11' 0" x 12' 0"
			Bedroom 2	3.35m x 2.84m	11' 0" x 9' 4"
			Balcony	1.50m x 4.72m	4' 11" x 15' 5"
			Terrace	1.59m x 4.42m	5' 2" x 14' 6"

**Apartment 002 is a ground floor apartment and has a terrace in place of a balcony.

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



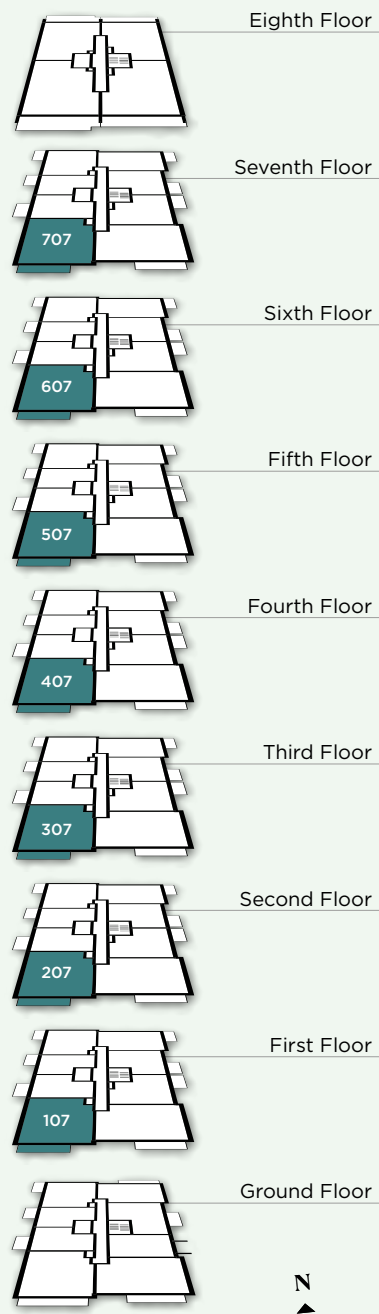
KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

WATSON HOUSE

2 BEDROOM

TYPE P27
APARTMENTS 107, 207, 307,
407, 507, 607 & 707



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

THE GREEN QUARTER



TOTAL AREA	71.4 sq m	768 sq ft	Kitchen	1.92m x 4.17m	6' 4" x 13' 8"
Balcony total area	7.00 sq m	75 sq ft	Living Room	4.82m x 4.17m	15' 10" x 13' 8"
			Bedroom 1	3.35m x 3.65m	11' 0" x 12' 0"
			Bedroom 2	3.35m x 2.74m	11' 0" x 9' 0"
			Balcony	4.72m x 1.50m	15' 5" x 4' 11"

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY & WATSON HOUSE

WATSON HOUSE

3 BEDROOM

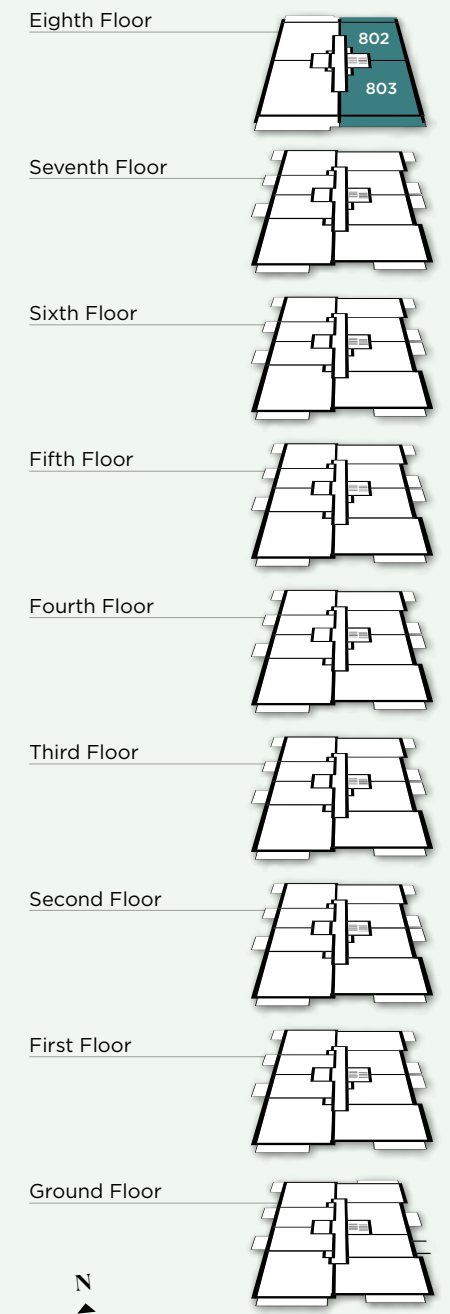
TYPE P29
APARTMENTS 802* & 803



TOTAL AREA	96.46 sq m	1,038 sq ft	Kitchen	3.23m x 3.26m	10' 7" x 10' 8"
Terrace total area	17.30 sq m	186 sq ft	Living Room	7.45m x 4.78m	24' 5" x 15' 8"
			Bedroom 1	3.95m x 2.75m	12' 11" x 9' 0"
			Bedroom 2	2.98m x 3.80m	9' 9" x 12' 6"
			Study/Bedroom 3	2.98m x 2.60m	9' 9" x 8' 6"
			Terrace	7.64m x 2.22m	25' 1" x 7' 3"

*Apartment 802 is as above but handed.

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



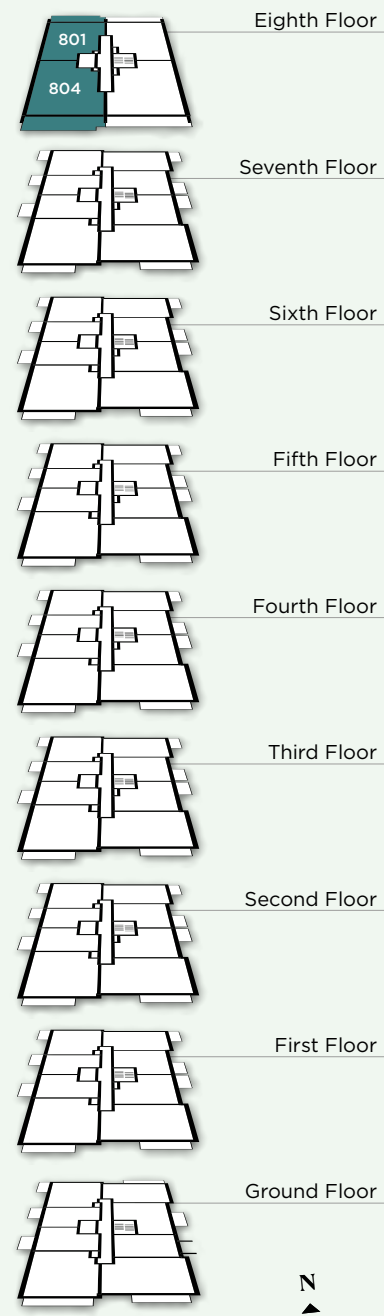
KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◄► Measurement Points
- Bulkhead
- Terrace Area (if applicable)

WATSON HOUSE

3 BEDROOM

TYPE P32
APARTMENTS 801* & 804



KEY

- W Wardrobe
- C Cupboard
- U Utility
- ◀▶ Measurement Points
- Bulkhead
- Terrace Area (if applicable)

THE GREEN QUARTER



TOTAL AREA	98.05 sq m	1,055 sq ft	Kitchen	3.23m x 3.26m	10' 7" x 10' 8"
Terrace total area	20.73 sq m	223 sq ft	Living Room	7.45m x 4.78m	24' 5" x 15' 7"
			Bedroom 1	4.20m x 2.75m	13' 9" x 9' 0"
			Bedroom 2	2.98m x 3.80m	9' 9" x 12' 5"
			Study/Bedroom 3	2.98m x 2.60m	9' 9" x 8' 6"
			Terrace	7.57m x 2.87m	24' 10" x 9' 5"

*Apartment 801 is as above but handed.

Floorplans shown for The Green Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SIBLEY & WATSON HOUSE



DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



OUR VISION



Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- CUSTOMER EXPERIENCE
- QUALITY HOMES
- GREAT PLACES
- EFFICIENT AND CONSIDERATE OPERATIONS
- COMMITMENT TO PEOPLE AND SAFETY



THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT THE GREEN QUARTER

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at The Green Quarter.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around The Green Quarter, we have created natural habitats that encourage wildlife to flourish. We are working with the London Wildlife Trust and ALD (Applied Landscaping Design) to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation, air-tightness and Continuous Mechanical Extract Ventilation. All lighting is low energy and kitchen appliances are B rated or above.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout The Green Quarter we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

The Green Quarter is within walking distance of the railway station. Electric car charging points, car club and fitness trails encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Firstport and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

INTRODUCING MYHOME PLUS



WHAT IS MYHOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

**SIGN IN BY VISITING
BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN**

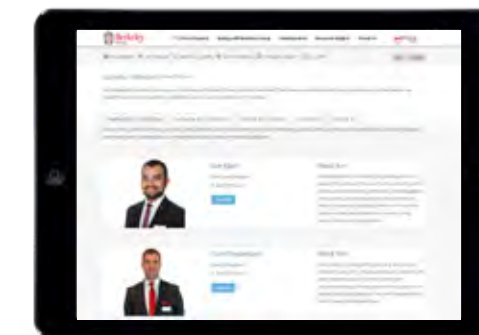


BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

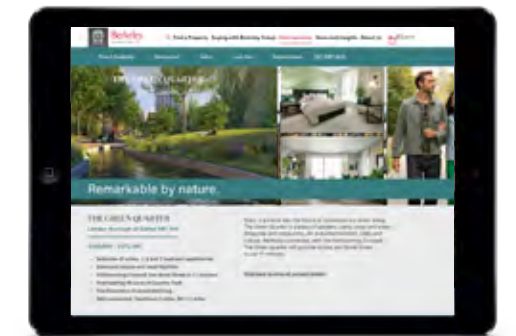
01 FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



02 MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



03 OPTIONS & CHOICES

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation.

See the next steps section for further detail on this.

04 CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area.

Your Customer Relations Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

01 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.

02 Your Customer Relations Manager will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select.*

*If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.



Photograph of Woodberry Down

OUR RECENT ACCOLADES

The Berkeley Group and all the companies within the Group have continued to strive to be the best at what they do, and have received many awards for design, construction and health & safety.

It is not only experts from our industry we have received recognition from, 98% of our customers would recommend us to a friend.



In-house Research Awards 2020
Outstanding Award 2020 and
2020 Gold Award for Customer Satisfaction



Investors in Customers Gold 2018 and 2020



Housebuilder Awards 2019
Sustainable Developer of the Year



Building Awards 2019
Housebuilder of the Year



The EG Future of Real Estate Awards 2019
National Company of the Year
Future of Real Estate Award



International Property Awards 2019
Best Residential Development
(100+ units) - Abell & Cleland
Best Sustainable Development -
Kidbrooke Village
Best Mixed-Use Development -
Kidbrooke Village



CONTACT US

MARKETING SUITE ADDRESS:

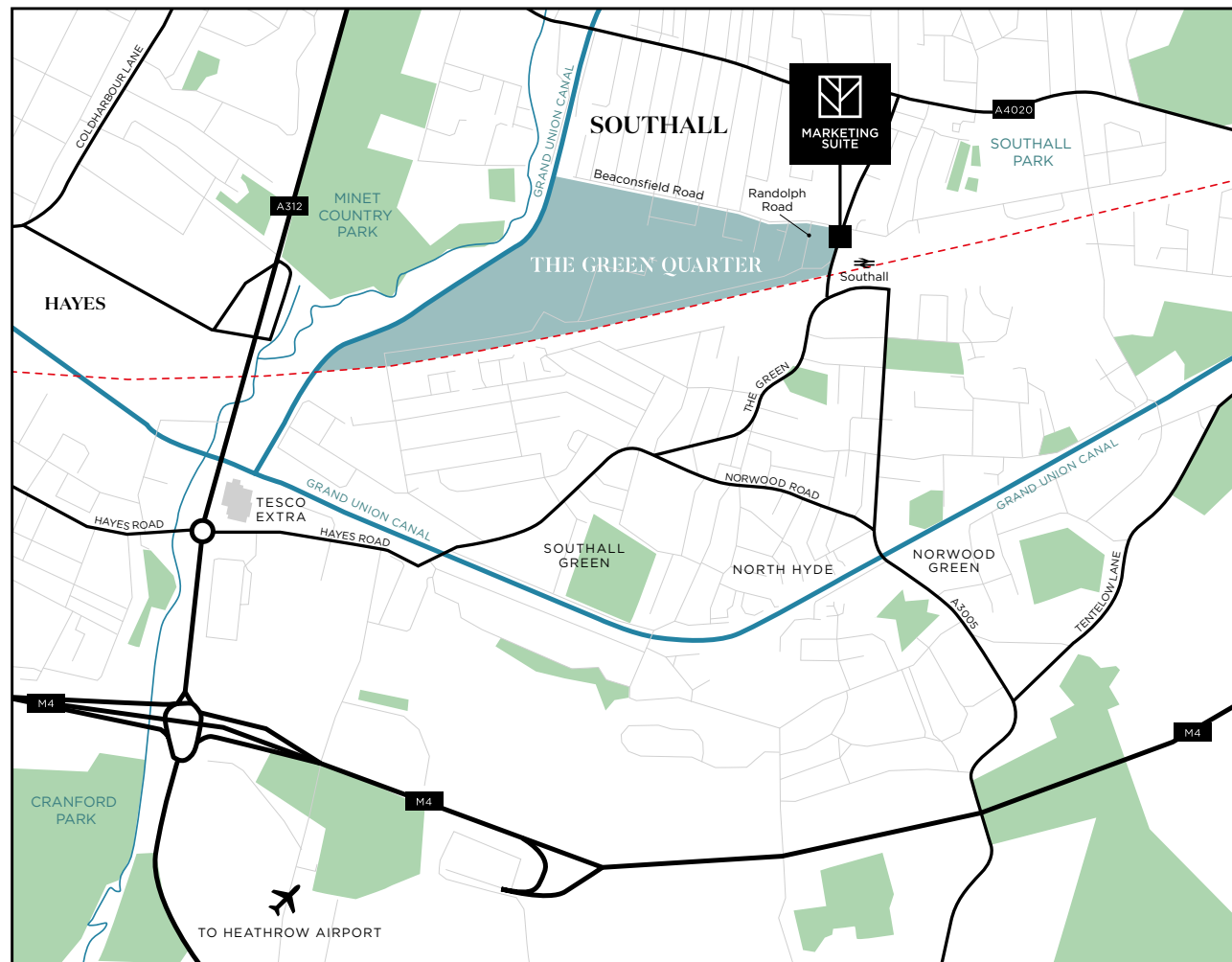
1 Randolph Road, Southall UB1 1FH

Open daily
Monday to Sunday 10am - 6pm
(except Thursday 10am - 8pm)

For more information please visit our
website or contact our Sales Team:

www.the-green-quarter.com
salestgq@berkeleygroup.co.uk

T: 020 3918 6577



Map not to scale



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Green Quarter is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission. A724/05CA/1020.



